



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held June 15, 2004, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and on the certification of the Final Environmental Impact Report relating to property located at 11400 Poema Place, Chatsworth Zoned District, petitioned by Sondermanring Partners-Topanga, as further described in the attached letter dated June 14, 2004 from the Director of Planning:

General-Plan Amendment Case No. 00-188-(5), an amendment to the Los Angeles Countywide General Plan to change the land use designation from Non-Urban to Low Density Residential

Zone Change Case No. 00-188-(5), from A-1-1 to RPD-5,000-6U

Conditional Use Permit Case No. 00-188-(5), to authorize a planned residential development in compliance with hillside management provisions and the proposed requirements of the RPD Zone

Oak Tree Permit Case No. 00-188-(5), to authorize the removal of one oak tree

Vesting Tentative Tract Map Case No. 53235-(5), to allow the development of one-multi-family lot with 65 residential condominium units and one open space lot on 13.28 acres

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All persons wishing to testify were sworn in by the Executive Officer of the Board. Ellen Fitzgerald, representing the Department of Regional Planning and Dennis Hunter, representing the Department of Public Works testified. Opportunity was given for interested persons to address the Board. Jean Plumb, Judy Garriss, Charlotte Brodie and others addressed the Board. Written correspondence was presented.

Supervisor Antonovich made the following statement:

“This proposed 65 unit condominium project is the second recent land development proposal in the Chatsworth area. In the course of several noticed public hearings before the Regional Planning Commission a number of project modifications and mitigation measures have been incorporated into the project design. These conditions and mitigation measures appropriately offset the impacts of the project and, additionally, provide the community with certain regional benefits. I am therefore directing that the conditions of approval reflect the following:

- Dedication and maintenance of a 6.6 acre open space parcel.
- Construction of a riding and hiking trail across the open space parcel that connects to the regional trail network, coordinated with the trail system in the adjoining Deer Lake Ranch project.
- Incorporation of a series of traffic mitigation measures, coordinated as to timing and cost-sharing, with the Deer Lake Ranch project. The traffic mitigation measures are conditioned based on the original 159-unit project, although the density has been reduced by 60% to 65 units.
- Contribution of approximately \$43,000 in fees to the County's Library System

“While these measures mitigate project impacts and provide certain community amenities, additional measures are warranted. These conditions, which mirror those required for the adjacent Deer Lake Ranch project, shall be included in the final conditions prepared by County staff:

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- The applicant will be conditioned to deposit funds in the amount of \$175,000 to be expended at the discretion of the Supervisor of the Fifth District and shall be used for community enhancement projects in the local Chatsworth community. The fee shall be paid in 4 annual payments of \$43,750. The first payment shall be due within one year of the Board's adoption of the findings and conditions and each succeeding payment will be due on the approval anniversary date. These funds shall be put into a segregated account, administered by the Department of Regional Planning.
- Prior to the start of construction, including any grading activity, the applicant shall conduct a pre-construction meeting with members of the community.
- All grading activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or County-observed holiday grading operations are permitted.
- Other construction operations, such as framing, as well as landscaping and interior building construction, shall be limited to Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. and on Saturday between the hours of 8:00 a.m. and 5:00 p.m. No such work shall be permitted on Sunday or County-observed holidays.
- Off-site vehicular traffic through the Twin Lakes Community by construction equipment and/or contractors' vehicles shall be prohibited. The applicant shall specify authorized routes for construction-related vehicles. Applicant will post necessary signs and/or personnel at all entries to Twin Lakes and streets not permitted as authorized routes to ensure enforcement of these prohibitions.
- All vehicles used by construction personnel, including those of outside suppliers and independent contractors, shall be parked on-site. Parking of such vehicles shall not be permitted offsite, including along Mayan Drive, Canoga Avenue, Poema Place, or within any portion of the nearby communities.

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- The applicant shall make available to the Twin Lakes Property Owners Association and any other interested party, and post signs in the area, at the entry points to the project site, the name and 24 hour toll free telephone number of the applicant's site representative. The sign shall also include the telephone number of the Los Angeles County Department of Regional Planning's Zoning Enforcement Section, the Department of Public Works' Building and Safety Division and the South Coast Air Quality Management District. The representative who monitors the 24-hour telephone line shall have a weekend and evening contact list for all contractors and subcontractors on the job site.
- In the event that the representative receives a complaint that the applicant or any contractor or subcontractor has failed to comply with any conditions of the tentative subdivision map, conditional use permit, oak tree permit, or any other permits or applicable codes, regulations or laws, the representative shall respond to the complainant within two hours of the first call for calls made between the hours of 8:00 a.m. and 5:00 p.m. and by 9:00 a.m. the following work-day morning for calls received after 5:00 p.m. and before 8:00 a.m.
- The applicant shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
- The applicant shall assist in establishing a construction monitoring committee for both this project, known as 'Vistas at Poema Place.' The applicant shall file reports on a monthly basis with this committee. The Committee shall be composed of no more than 6 individuals that are property owners, tenants, business owners, and/or other interested parties appointed by the Supervisor of the Fifth District. This committee, and a similar committee for the adjacent Deer Lake Ranch project, may hold joint meetings to discuss both projects.
- The applicant shall coordinate with the Deer Lake Ranch project applicant for quarterly meetings or the Vistas at Poema Place/Deer Lake Ranch Construction Oversight Committee. Meetings may occur less frequently at the discretion of the Committee.

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- All of the conditions of approval shall be included with and made a part of, all construction contracts.”

Therefore, on Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried, the Board closed the hearing and took the following actions:

1. Indicated that the Board has reviewed and considered the Final Environmental Impact Report prepared for the project; and indicated its intent to certify the completion and find that the project is in compliance with the California Environmental Quality Act and State and County guidelines and reflects the independent judgment and analysis of the County;
2. Adopted the Mitigation Monitoring Program incorporated in the Final Environmental Impact Report;
3. Instructed County Counsel to prepare the necessary resolution for adoption amending General Plan Amendment Case No. 00-188-(5);
4. Indicated its intent to approve with additional conditions the General Plan Amendment, Zone Change, Conditional Use Permit and Oak Tree Permit Case Nos. 00-188-(5), and Vesting Tentative Tract Map Case No. 53235-(5); and
5. Directed County Counsel to prepare the final environmental documentation, ordinance, resolution, and findings and conditions, including various additional conditions; and incorporating a further condition to include traffic signal synchronization along Topanga Canyon Blvd., for final action to the satisfaction of the Department of Public Works.

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Attachment

Copies distributed:

Each Supervisor
Director of Internal Services
Director of Public Works
Sondermanring Partners-Topanga
Jean Plumb
Judy Garris
Charlotte Brodie